

Grantee: San Diego County, CA

Grant: B-08-UN-06-0506

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-UN-06-0506

Obligation Date:**Grantee Name:**

San Diego County, CA

Award Date:**Grant Amount:**

\$5,144,152.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Michael Dececchi

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

This Action Plan is for the CDBG Neighborhood Stabilization Program Grant.

INTRODUCTION On July 30, 2008, Congress passed the Housing and Economic Recovery Act that appropriated \$3.92 billion of CDBG funds nationwide for emergency assistance for foreclosed or abandoned properties. On September 29, 2008, this \$3.92 billion was allocated to local and state jurisdictions by the U.S. Department of Housing and Urban Development (HUD), establishing the Neighborhood Stabilization Program (NSP). The County of San Diego's CDBG jurisdiction was allocated \$5,144,152 in grant funds. The County's jurisdiction includes the geographically large unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. These grant funds are intended for the acquisition of foreclosed or abandoned properties that could be sources of blight within community. The County of San Diego's Department of Housing and Community Development (HCD) will administer the County's allocation of these funds. The strategy developed by the County of San Diego for the use of these funds will: 1. Create homebuyer opportunities for income eligible households to purchase foreclosed or abandoned homes; 2. Provide funds for the rehabilitation of foreclosed or abandoned homes purchased through this program with an emphasis on improvements resulting in increased energy efficiency and conservation of natural resources; 3. Provide funds to non-profit organizations and/or housing developers to purchase foreclosed or abandoned properties for rental units for income eligible households and/or special needs households. Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

Distribution and and Uses of Funds:

A. AREAS OF GREATEST NEED To determine the geographic areas of greatest NSP need, data provided by HUD and local data from DataQuick Information Systems was utilized.

B. DISTRIBUTION AND USES OF FUNDS Target areas with the greatest percentage of home foreclosures by community were identified by evaluating current local data from DataQuick Information Systems. Targeted communities include: Campo, Spring Valley, Jacumba, Lemon Grove, Boulevard, Pine Valley, Ranchita, Guatay, Dulzura, Bonsall, Valley Center, Imperial Beach, Lakeside, Palomar Mountain, Pauma Valley, Ramona, Fallbrook, Lincoln Acres, Bonita, Potrero, and Alpine.

The NSP funds will be used to provide assistance to low, moderate, and middle income (LMMI) homebuyers to purchase and rehabilitate foreclosed or abandoned properties. At least 25% of the NSP grant will be used to benefit low income households in the target areas.

Rental Acquisition, Development, and Rehabilitation Program: Housing acquired, developed, or rehabilitated with NSP funds for the purpose of providing permanent housing for LMMI individuals or families must be maintained as affordable housing for a period of 15 years and, in the case of rental properties, restrictive covenants will be placed on the title of the properties, which will hold a superior position to all liens and encumbrances.

The County of San Diego will target rehabilitation funds to improvements that will improve conservation and energy savings. All rehabilitation will be performed under the supervision of a licensed contractor in compliance with all local code requirements.

C. LOW INCOME TARGETING The amount of the NSP funds targeted to low-income households will be no less than \$1,286,038, which is 25% of the total NSP allocation.

D. ACQUISITIONS & RELOCATION The County of San Diego does not intend to demolish or convert low- and moderate income dwelling units with NSP funds.

E. ACTIVITIES

NSP Downpayment/Closing Cost Assistance and Rehabilitation Program

(1) Activity Name: NSP Downpayment/Closing Cost Assistance and Rehabilitation Program (DCCAR)

(2) Activity Type: This NSP activity provides funds for the purchase of abandoned or foreclosed homes in the targeted areas for low, moderate, or middle income households.

(3) National Objective: This activity will benefit low, moderate and middle income persons as defined in the NSP Notice.

The NSP funds will be targeted to the areas of greatest need. The NSP DCCAR will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes.

The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for "cash out" purposes, and comply with all loan requirements.

NSP Affordable Housing Acquisition, Rehabilitation and Development Program

(1) Activity Name: NSP Affordable Housing Acquisition, Rehabilitation, and Development Program

(2) Activity Type: This NSP activity type is for the purchase, rehabilitation, and redevelopment of homes and residential properties.

(3) National Objective: The National Objective for this activity is to provide housing for households at or below 120% of the area median income.

(4) Activity Description: This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income.

All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with.

NSP Administration

(1) Activity Name: NSP Administration

(2) Activity Type: NSP grant administration HERA Section 2301 (e) 2; CDBG grant administration 24 CFR 570.489(a)(i) is superseded by HERA.

(3) National Objective: Not required for administration.

(4) Activity Description: This activity is grant administration.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,445,236.00
Total CDBG Program Funds Budgeted	N/A	\$5,144,152.00
Program Funds Drawdown	\$1,045,310.01	\$4,222,516.16
Obligated CDBG DR Funds	\$1,049,567.72	\$5,144,152.00
Expended CDBG DR Funds	\$1,048,179.70	\$4,282,618.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$771,622.80	\$0.00
Limit on Admin/Planning	\$514,415.20	\$270,878.09
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,286,038.00	\$4,520,546.00

Overall Progress Narrative:

During the reporting period of July 1, 2010 to September 30, 2010, a total of \$1,045,310.01 was drawn in DRGR. These drawdowns reflect County HCD's NSP1 administrative activities (\$32,358.05); 2-01-Dougherty Reh (\$102,040), drawdown for a homeownership activity (\$50,000); drawdowns for rehabilitation of six 2-00 NOFA Rental Hitzke and NCSC projects (\$358,181.96), and drawdowns for acquisition of two 2A NOFA Rental NCSC projects (\$502,730.00).

County HCD obligated all NSP funds to activities as of this reporting period. No NSP1 program modifications are under consideration at this time.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1A, 1A NSP Homeownership	\$50,000.00	\$50,000.00	\$137,500.00
2A, 2A NOFA	\$962,951.96	\$1,540,777.00	\$3,832,501.09
3A, 3A NSP Administration	\$32,358.05	\$304,448.72	\$252,515.07
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$3,248,926.28	\$0.00

Activities

Grantee Activity Number: 1

Activity Title: 1

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1A

Projected Start Date:

04/01/2009

Activity Status:

Under Way

Project Title:

1A NSP Homeownership

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

County of San Diego

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$87,500.00
Total CDBG Program Funds Budgeted	N/A	\$87,500.00
Program Funds Drawdown	\$0.00	\$87,500.00
Obligated CDBG DR Funds	\$0.00	\$87,500.00
Expended CDBG DR Funds	\$0.00	\$87,500.00
County of San Diego	\$0.00	\$87,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The NSP funds for this activity will be targeted to the areas of greatest need as identified by local and HUD data. The first priority for assistance will be given to eligible homebuyers purchasing eligible single family foreclosed or abandoned residences within the targeted areas identified under Section A of this Substantial Amendment. The NSP DCCAR assistance will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program, in which at least 65% of the NSP funds will be set aside, will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes. The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for "cash out" purposes, and comply with all loan requirements. If a property is sold prior to the expiration of the affordability period of 15 years, at a minimum, the NSP funds must be repaid, or, if greater, an amount equal to the current fair market value of the property less the value attributable to the non-NSP portion of the acquisition and improvements to the property must be repaid, unless the home is sold to another LMMI household. Rehabilitation funds will be targeted to improvements that enhance conservation and energy efficiency.

Location Description:

Target areas in the unincorporated areas of San Diego County and the six CDBG participating cities of Del Mar, Solana Beach, Lemon Grove, Imperial Beach, Poway, and Coronado. These target areas are based on HUD local data and local foreclosure data compiled by DataQuick

Activity Progress Narrative:

Activity moved out of the Bucket Project into Project 1A. Beneficiary data entered and updated for two units obligated under Activity #1:

1363 Hemlock Ave, Imperial Beach, CA 91932: 1 Singlefamily unit, Hispanic, Owner

31916 Del Cielo Este #28, Bonsall, CA 92003: 1 Singlefamily unit, Asian, Female Head of Household, Owner

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1A Homeownership
Activity Title:	1A Homeownership

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1A

Project Title:

1A NSP Homeownership

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2011

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

County of San Diego

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$50,000.00	\$50,000.00
Obligated CDBG DR Funds	\$50,000.00	\$50,000.00
Expended CDBG DR Funds	\$50,000.00	\$50,000.00
County of San Diego	\$50,000.00	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The NSP funds for this activity will be targeted to the areas of greatest need as identified by local and HUD data. The first priority for assistance will be given to eligible homebuyers purchasing eligible single family foreclosed or abandoned residences within the targeted areas. The NSP DCCAR assistance will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes. The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for cash out purposes, and comply with all loan requirements. If a property is sold prior to the expiration of the affordability period of 15 years, at a minimum, the NSP funds must be repaid, or, if greater, an amount equal to the current fair market value of the property less the value attributable to the non-NSP portion of the acquisition and improvements to the property must be repaid, unless the home is sold to another LMMI household. Rehabilitation funds will be targeted to improvements that enhance conservation and energy efficiency.

Location Description:

Target areas in the unincorporated areas of San Diego County and the six CDBG participating cities of Del Mar, Solana Beach, Lemon Grove, Imperial Beach, Poway, and Coronado. These target areas are based on HUD local data and local foreclosure data compiled by DataQuick.

Activity Progress Narrative:

One homeownership activity located at 32068 Del Cielo Oeste in Bonsall closed during the reporting period (July 2010). Address and beneficiary data for Del Cielo Oeste entered: 1 Single family unit, Low Income, Black/African American, Female Head of Household.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	0	1	1/0	0/1	1/1	100.00
# of Owner Units	1	0	1	1/0	0/1	1/1	100.00

Activity Locations

Address	City	State	Zip
32068 Del Cielo Oeste	Bonsall	NA	92003

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-00-NOFA Rental-H
Activity Title:	2-00-NOFA Rental-Hitzke

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

04/01/2009

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Hitzke Assets, LLC.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,361,684.00
Total CDBG Program Funds Budgeted	N/A	\$1,361,684.00
Program Funds Drawdown	\$201,313.95	\$1,170,479.58
Obligated CDBG DR Funds	\$0.00	\$2,652,303.00
Expended CDBG DR Funds	\$201,313.95	\$2,350,622.91
County of San Diego	\$201,313.95	\$2,350,622.91
Hitzke Assets, LLC.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMMI individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-H includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems.

Activity Progress Narrative:

During this quarter, drawdowns of \$201,313.95 were for rehabilitation of two Hitzke NSP1 Rental NOFA properties: one property in Fallbrook and one property in Valley Center. The rehabilitation portion of each of the two properties is drawn down

on a claim reimbursement basis. These two NSP1 Rental NOFA properties completed rehabilitation and were occupied during the reporting period. Lynden Lane in Fallbrook was occupied 9/11/10 and Resava Lane in Valley Center was occupied 9/24/10.

Activity moved from Bucket Project to Project 2A NOFA. Beneficiary data for Resava Lane and Lynden Lane was entered this quarter. The Lynden Lane, Kenwood Drive and Resava Lane addresses were previously entered at acquisition (reporting period October-December 2009). Kenwood Drive data will be entered at occupancy (next quarter).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/4
# of Parcels acquired voluntarily	2	2/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	2/4
# of Singlefamily Units	2	2/4

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	-3	0	-3	2/4	0/0	2/4	100.00
# of Renter Units	2	0	2	2/4	0/0	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2-00-NOFA Rental-N
Activity Title:	2-00-NOFA RENTAL-NCSC

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

04/01/2009

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North County Solutions for Change, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,317,001.00
Total CDBG Program Funds Budgeted	N/A	\$1,317,001.00
Program Funds Drawdown	\$156,868.01	\$1,295,272.34
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$156,868.01	\$156,868.01
North County Solutions for Change, Inc.	\$156,868.01	\$156,868.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMMI individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems.

Activity Progress Narrative:

This is a new Activity established under Project 2A NOFA. During this quarter, drawdowns of \$156,868.01 were for rehabilitation of four NSP1 Rental NOFA NCSC properties: two properties in Bonsall, one property in Fallbrook, and one property in Valley Center. \$115,129.01 was incurred this quarter. Of the \$156,868.01 drawn, \$41,739 was incurred last quarter (April-June 2010), but drawn down this quarter. The rehabilitation portion of each of the four properties is drawn down on a

claim reimbursement basis.

Two NSP1 Rental NOFA properties completed rehabilitation and were occupied during the reporting period. One property was in Fallbrook-Almond Street (occupied 9/4/10) and the other property was in Bonsall-Del Cielo Este #33 (occupied 9/1/10). Address and beneficiary data for Del Cielo Este #33 has been entered this quarter.

Addresses for Almond Street and East Alvarado Street, another NCSC property occupied 2/1/10, were previously entered at acquisition (reporting period October-December 2009). However, beneficiary data has been entered this quarter for Almond St. and East Alvarado St.

Beneficiary data and address data for Kensington Place-Bonsall (occupied 6/19/10) and Cumbres Road-Valley Center (occupied 5/22/10) have been entered this quarter. These two NCSC properties completed rehabilitation and were occupied last quarter (April-June 2010).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/5
# of Parcels acquired voluntarily	5	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/5
# of Singlefamily Units	5	5/5

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	5	0	5	5/5	0/0	5/5	100.00
# of Renter Units	5	0	5	5/5	0/0	5/5	100.00

Activity Locations

Address	City	State	Zip
31916 Del Cielo Este #33	Bonsall	NA	92003
12682 Cumbres Rd	Valley Center	NA	92083
5753 Kensington Place	Bonsall	NA	92003

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2-01-1013636-DOUGHERTY-ACQ

Activity Title: 2-01-1013636-DOUGHERTY-ACQ

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

09/03/2009

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

09/10/2009

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North County Solutions for Change, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$349,890.00
Total CDBG Program Funds Budgeted	N/A	\$174,945.00
Program Funds Drawdown	\$0.00	\$174,945.00
Obligated CDBG DR Funds	\$0.00	\$174,945.00
Expended CDBG DR Funds	\$0.00	\$174,945.00
North County Solutions for Change, Inc.	\$0.00	\$174,945.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of the project is to be financed by a loan not to exceed \$301,084. Of this amount, \$174,945 will be used for acquisition of the property and up to \$126,139 will be disbursed on a claim reimbursement basis for rehabilitation expenditures. The project will acquire and rehabilitate two single family rental units located at 233-235 East Dougherty St, Fallbrook, CA 92028, as an affordable rental housing project to be rented and occupied by low-income households at or below 50% of the Area Median Income (AMI).

One three-bedroom unit and one one-bedroom unit, shall be designated as the Affordable Units and shall be occupied by very low-income households whose gross annual incomes, at the time of initial occupancy, do not exceed fifty percent (50%) of the Area Median Income (AMI) for San Diego County, California.

NSP Activity 2-01-1013636-DOUGHERTY-REH supplements this activity up to \$126,139.

Location Description:

233-235 East Dougherty St, Fallbrook, CA 92028

Activity Progress Narrative:

Activity moved from the Bucket Project to Project 2A NOFA. Units not yet occupied.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Multifamily Units	2	2/2

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/2	0/0	0/2	0
# of Renter Units	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG Neighborhood Stabilization Program	\$174,945.00
Total Other Funding Sources	\$174,945.00

Grantee Activity Number: 2-01-1013636-DOUGHERTY-REH

Activity Title: 2-01-1013636-DOUGHERTY-REH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2A

Projected Start Date:

09/03/2009

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

10/01/2009

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North County Solutions for Change, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$252,278.00
Total CDBG Program Funds Budgeted	N/A	\$126,139.00
Program Funds Drawdown	\$102,040.00	\$126,139.00
Obligated CDBG DR Funds	\$0.00	\$126,139.00
Expended CDBG DR Funds	\$102,040.00	\$126,139.00
North County Solutions for Change, Inc.	\$102,040.00	\$126,139.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of the project is to be financed by a loan not to exceed \$301,084. Of this amount, \$174,945 will be used for acquisition of the property and up to \$126,139 will be disbursed on a claim reimbursement basis for rehabilitation expenditures. The project will acquire and rehabilitate two single family rental units located at 233-235 East Dougherty St, Fallbrook, CA 92028, as an affordable rental housing project to be rented and occupied by low-income households at or below 50% of the Area Median Income (AMI).

One three-bedroom unit and one one-bedroom unit, shall be designated as the Affordable Units and shall be occupied by very low-income households whose gross annual incomes, at the time of initial occupancy, do not exceed fifty percent (50%) of the Area Median Income (AMI) for San Diego County, California.

NSP Activity 2-01-1013636-DOUGHERTY-ACQ supplements this activity up to \$174,945.

Location Description:

233-235 East Dougherty St, Fallbrook, CA 92028

Activity Progress Narrative:

Activity moved from the Bucket Project to Project 2A NOFA. Units not yet occupied.

This property completed rehabilitation during the reporting quarter and all funds have been drawn. Of the \$126,139 set-aside for rehabilitation, \$102,040 was drawn down this reporting quarter.

This NSP1 Rental Housing NOFA activity, totaling \$301,084, closed loan documents on September 10, 2009. This activity funds one three-bedroom unit and one one-bedroom unit for low-income households (at or below 50% AMI). This activity has been funded in DRGR as activity 2-01-1013636-Dougherty-ACQ (\$174,945) for the acquisition portion and activity 2-01-1013636-Dougherty-REH (\$126,139) for the rehabilitation portion. The number of estimated households was reported during a prior quarter (July 1, 2009 to September 30, 2009).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG Neighborhood Stabilization Program	\$126,139.00
Total Other Funding Sources	\$126,139.00

Grantee Activity Number:	2A NOFA Rental-H
Activity Title:	2A NOFA Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2A

Project Title:

2A NOFA

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2011

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Hitzke Assets, LLC.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$815,658.00
Total CDBG Program Funds Budgeted	N/A	\$815,658.00
Program Funds Drawdown	\$0.00	\$562,935.17
Obligated CDBG DR Funds	\$725,119.00	\$1,540,777.00
Expended CDBG DR Funds	\$0.00	\$562,935.17
County of San Diego	\$0.00	\$562,935.17
Hitzke Assets, LLC.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity provides NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, provided all loan and program terms are complied with. The types of housing that will be provided through this activity are LMHI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas. This activity 2A NOFA Rental-H includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2A NOFA Rental-H on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick.

Activity Progress Narrative:

No drawdowns were processed during this quarter for NSP1 Rental NOFA Hitzke properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2A NOFA Rental-N
Activity Title:	2A NOFA Rental-NCSC

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

04/01/2009

Activity Status:

Under Way

Project Title:

2A NOFA

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North County Solutions for Change, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$725,119.00
Total CDBG Program Funds Budgeted	N/A	\$725,119.00
Program Funds Drawdown	\$502,730.00	\$502,730.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$502,730.00	\$502,730.00
North County Solutions for Change, Inc.	\$502,730.00	\$502,730.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity provides NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, provided all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas. This activity 2A NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2A NOFA Rental-N on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick.

Activity Progress Narrative:

This is a new activity established under Project 2A NOFA. During this quarter, drawdowns of \$502,730 were for two NSP1 Rental NOFA NCSC properties that closed escrow during the reporting period. Both properties are located in Fallbrook (Old Stage and E. Dougherty). \$502,730 was incurred and expended during the reporting period of July through September 2010. Rehabilitation of these two properties will begin next reporting quarter. The rehabilitation portion for each of the properties is drawn down on a claim reimbursement basis. These property addresses will be reported in the QPR that reflects occupancy.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3A NSP Administration

Activity Title: 3A NSP Administration

Activity Category:

Administration

Project Number:

3A

Projected Start Date:

04/01/2009

Activity Status:

Under Way

Project Title:

3A NSP Administration

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

County of San Diego

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$278,066.72
Total CDBG Program Funds Budgeted	N/A	\$278,066.72
Program Funds Drawdown	\$32,358.05	\$44,475.79
Obligated CDBG DR Funds	\$274,448.72	\$304,448.72
Expended CDBG DR Funds	\$35,227.74	\$63,661.14
County of San Diego	\$35,227.74	\$63,661.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is grant administration which includes, but is not limited to, the following administration activities: Compliance monitoring (NSP requirement, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, affirmative marketing, etc.); Environmental review for compliance with the National Environmental Policy Act (NEPA); Contracting; Procurement (including issuing appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); Financial data collection, reporting, and tracking; Producing necessary reports; Data entry and reporting through DRGR; Providing technical assistance to activity sponsors; and, ensuring public participation.

Location Description:

Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

Activity Progress Narrative:

Several NSP1 administrative activities took place during the reporting period July 1, 2010 to September 30, 2010, including DRGR data entry, providing technical assistance to potential applicants and review of NSP applications, preparation of environmental reviews, preparation and processing of activity documents and NSP1 financial tracking and reporting. NSP1 administrative activities resulted in total drawdowns of \$32,358.05 during this reporting quarter. The \$32,358.05 reflects drawdowns of \$16,315.66 (7/15/10) and \$16,042.39 (9/10/10). \$16,315.66 reflects costs incurred in a prior quarter, but drawn down during this reporting quarter. The reported expenditures of \$35,227.74 reflect expenditures incurred for the reporting period ending September 30th: \$16,042.39 (drawn 9/10/10) and \$19,185.35 (drawn 10/1/10). The \$19,185.35 will show as drawn in the next reporting quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
